



HISTORIC LANDMARKS COMMISSION

HEARING AGENDA SYNOPSIS

WEDNESDAY, APRIL 7, 2004

Regular Session
6:00 P.M.

City Hall, Room 205
801 North First Street
San Jose, CA

COMMISSION MEMBERS

GLORIA SCIARA, CHAIR
STEPHEN POLCYN, VICE CHAIR

AVELINO LEGASPI
MICHAEL YOUMANS

SANDRA PAIM
JUSTINE LEONG

EDWARD JANKE

STEPHEN M. HAASE, AICP, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Gloria Sciara**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **April 7, 2004** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the table.

The procedure for public hearings is as follows:

- After the staff report, applicants may make a five-minute presentation.
- Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
- After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral will be limited to one minute.
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA

ORDER OF BUSINESS

6:00 PM SESSION

1. ROLL CALL

ALL WERE PRESENT EXCEPT LEGASPI.

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

The matter of deferrals is now closed.

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

- a. *APPROVAL OF THE MARCH 2004, HISTORIC LANDMARK COMMISSION SYNOPSIS.*
- b. HP04-001. HISTORIC PRESERVATION PERMIT TO ALLOW EXTERIOR ALTERATIONS TO AN EXISTING MULTI-FAMILY RESIDENCE IN THE HENSLEY HISTORIC DISTRICT (ID# 1484) ON A 0.14 GROSS-ACRE SITE, IN THE R-M MULTIPLE RESIDENCE ZONING DISTRICT, LOCATED AT/ON THE WESTSIDE OF NORTH 6TH STREET APPROXIMATELY 160 FEET SOUTHWESTERLY OF WASHINGTON STREET (379 N. 6TH STREET) (JACQUELYN MULLARKY, OWNER). COUNCIL DISTRICT 3. SNI: 13TH STREET. CEQA: EXEMPT. DEFERRED FROM 3-3-04.

RECOMMENDATION

Find the proposal conforms to *Your Old House* and the Secretary of the Interior's Standards and recommend approval of the proposed exterior changes to the Director of Planning standard and special conditions as follows: 1. The plan set

will be revised to indicate the restoration rather than removal of the existing fixed wood window on the front basement elevation

The Consent Calendar is now closed.

CONSENT CALENDAR APPROVED (6-0-1; LEGASPI ABSENT).

4. PUBLIC HEARINGS

- a. ADDITION OF QUALIFYING EAST DOWNTOWN FRAME HISTORIC PROPERTIES LOCATED AT 471 MARGARET STREET AND 687 SOUTH TENTH STREET TO THE HISTORIC RESOURCES INVENTORY. Council District: 3. CEQA: Exempt.

CONTINUED TO 5-5-04

- b. HL 149. HISTORIC LANDMARK DESIGNATION FOR THE NEVILLS-CAMPISI HOUSE, 84 SOUTH SIXTH STREET.

RECOMMENDATION

Planning staff recommends that the Commission, after holding a public hearing on the subject proposal, recommend that the City Council approve the designation of The Nevills-Campisi House, located at 84 South Sixth Street as Historic Landmark No. HL03-149.

STAFF RECOMMENDATION ADOPTED (6-0-1; LEGASPI ABSENT).

- c. DISCUSSION AND COMMENT REGARDING THE Draft Environmental Impact Report for 507 Almaden. The project would demolish two existing houses located at 507 and 511 Almaden Avenue for the purpose of developing an off-site parking lot for the Sobrato Office Tower. The house at 507 Almaden has been identified by the City as a historic resource because it is considered eligible for the California Register of Historic Resources. The project site is located at the southwest corner of Almaden Avenue and Balbach Street, in the Market-Almaden neighborhood of downtown San José. Council District 3.

COMMISSIONERS ASKED QUESTIONS OF THE PROJECT PROPONENT REGARDING ADJACENT SITES AND OTHER PARKING ALTERNATIVES. COMMISSIONERS CLARIFIED THAT THE PROPOSED PARKING LOT WOULD SERVE THE SOBRATO TOWER, WHICH IS CURRENTLY VACANT.

ALEX MARTHEWS/PAC SJ STATED THAT PAC SJ HAS REVIEWED THE EIR AND UNDERSTANDS THE EFFORTS TO RELOCATE THE BUILDING. PAC SJ SUPPORTS THE ON-SITE RELOCATION ALTERNATIVES AND THE LOSS OF 2 PARKING SPACES IS A LOW PRICE TO PAY FOR THE PRESERVATION OF A HISTORIC HOUSE. MARTHEWS NOTED THAT THE PARKING LOT IS A TEMPORARY MEASURE AND STATE THAT PAC SJ DOES NOT SUPPORT THE DEMOLITION OF 507 ALMADEN.

TIM STEELE, PROJECT APPLICANT, REVIEWED HIS EFFORTS TO RELOCATE THE HOUSE AND MAKE IT AVAILABLE TO OTHERS INTERESTED IN RELOCATION.

THE COMMISSION DISCUSSED THE DEIR MAKING THE FOLLOWING POINTS:

- *PARKING LOT IS A TEMPORARY USE*
- *REMOVAL OF HISTORIC HOUSE TO SERVE A SHORT TERM, TEMPORARY USE IS NOT ACCEPTABLE*
- *WITH SOBRATO TOWER VACANT IT IS DIFFICULT TO RATIONALIZE DEMOLITION OF THE HISTORIC HOUSE.*
- *THERE IS NO PROPOSAL FOR REDEVELOPMENT OF THE SITE CURRENTLY*
- *THE LOTS CAN BE RECONFIGURED TO SUPPLY THE REQUESTED PARKING AND RETAIN THE HISTORIC HOUSE.*
- *ALTERNATIVE E SHOULD BE CONSIDERED AS IT IS A GOOD COMPROMISE, RETAINS THE HISTORIC CONTEXT AND IS THE MOST VIABLE OF THE ALTERNATIVES*
- *CONCERN REGARDING CUMULATIVE IMPACTS TO HISTORIC RESOURCES*

MOTION: PLANNING STAFF TO ASSEMBLE THE HLC COMMENTS MADE AT THIS MEETING IN LETTER FORM IN RESPONSE TO THE DEIR FOR 507 ALMADEN, TO SPECIFICALLY RECOMMEND ALTERNATIVE E AND TO HAVE CHAIR SCIARA REVIEW AND SIGN THE LETTER ON THE COMMISSION'S BEHALF.

APPROVED (6-0-1; LEGASPI ABSENT).

- d. DISCUSSION AND COMMENT REGARDING the Draft Environmental Impact Report for the WG Jones Residence (RSP03 004) a structure listed on the City of San Jose Historic Resources Inventory as a Structure of Merit and considered eligible for the California Register of Historic Resources, formerly located at 126 Viola Avenue, currently located at the northwest corner of Almaden Boulevard and Woz Way. Council District 3.

ALEX MARTHEWS/PAC SJ STATED THAT THE CITY WORKED HARD TO FIND A HOME FOR THIS HOUSE. ITS INTEGRITY HAS BEEN COMPROMISED BY ITS RELOCATION AND THE LOSS OF THE VERANDA. MARTHEWS STATED THAT PAC SJ WOULD SUPPORT DEMOLITION IF THE HLC FEELS DEMOLITION IS NECESSARY AND LIKEWISE WOULD SUPPORT PRESERVATION.

COMMISSIONERS DISCUSSED THE DEIR NOTING THE LOSS OF CONTEXT AND BUILDING ELEMENTS AND THE TREMENDOUS EFFORT REQUIRED TO RESTORE IT TO ITS FORMER LEVEL OF SIGNIFICANCE. COMMISSIONERS STATED CONCERN REGARDING THE CUMULATIVE IMPACTS TO HISTORIC RESOURCES.

COMMISSION MEMBERS AGREED NOT TO SEND A LETTER OF RESPONSE TO THE DEIR.

5. PETITIONS AND COMMUNICATIONS

- a. Public comments to the Historic Landmarks Commission on nonagendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:
1. Responding to statements made or questions posed by members of the public; or
 2. Requesting staff to report back on a matter at a subsequent meeting; or
 3. Directing staff to place the item on a future agenda.
 - *JUDI HENDERSON DREW THE COMMISSION'S ATTENTION TO THE CENTENNIAL STATEHOUSE REPLICA THAT MAY BE DEMOLISHED. SHE SAID SHE MAY RETURN TO THE HLC WITH ADDITIONAL INFORMATION. MS. HENDERSON ALSO RAISED CONCERNS ABOUT THE SOUTHERN PACIFIC ROUNDHOUSE THAT WAS DISASSEMBLED AND MOVED TO THE FAIRGROUNDS SEVERAL YEARS AGO. IN 1979 THE HLC STATED THAT THE BUILDING COULD BE RELOCATED AND RETAIN ITS CITY LANDMARK STATUS. THE PLAN WAS TO RECONSTRUCT THE BUILDING AT THE FAIRGROUNDS AND HOUSE A MUSEUM. IT IS NOW PROPOSED TO RELOCATED IT TO A DIFFERENT SITE. IT WAS THE SUBJECT OF AN EIR IN 1998/9.*
 - *KEN PODGORSEK SPOKE REGARDING CONCERNS ABOUT THE 12TH AND ORVIS STREET PROPERTIES AND STRESSING THE IMPORTANCE OF HLC REVIEW OF THE PROPOSAL PRIOR TO THE GENERAL PLAN AMENDMENT HEARING. THE UNIVERSITY NEIGHBORHOODS COALITION OPPOSES THE GENERAL PLAN AMENDMENT IF THE PROPERTIES ARE ELIGIBLE FOR THE HISTORIC RESOURCES INVENTORY. MR. PODGORSEK ALSO STATED THAT THE DISCUSSION REGARDING SECOND UNITS IN SAN JOSE WILL INVOLVE HISTORIC RESOURCES AND RAISED THE QUESTION ABOUT HOW TO BE SENSITIVE TO HISTORIC BUILDINGS WHEN ACCOMMODATING SECOND UNITS.*
 - *CHAIR SCIARA STATED THAT SHE ATTENDED THE KB HOMES COMMUNITY MEETING ON THE 12TH AND ORVIS PROPOSAL. B. VERBAL UPDATE ON JAPANTOWN SURVEY PROJECT*

CAREY & CO. WILL BE AT MAY 5TH HLC FOR UPDATE. CONSULTANTS MET WITH SURVEY COMMITTEE IN MARCH.

- c. Verbal report from San Jose Redevelopment Agency on the proposed DOWNTOWN concert hall.
DEFERRED TO MAY 5, 2004
- d. Verbal report from the Preservation Action Council of San Jose regarding the National Trust for Historic Preservation, Preservation Development Initiative.
DEFERRED TO MAY 5, 2004
- e. Notice of availability of Draft Environmental Impact Statement/Environmental Impact Report for the Proposed BART Extension to Milpitas, San Jose and Santa Clara.
COMMENT DEADLINE MAY 14TH. CITY STAFF WILL COMMENT. COMMISSIONERS CONCURRED THAT THE ITEM SHOULD BE PLACED ON THE MAY 5TH HLC AGENDA FOR COMMENT.
- f. Request for addition of eight properties on Orvis Street, seven properties on South Twelfth Street, one property on South Eleventh Street and related properties to the Historic Resources Inventory.

COURTNEY DAMKROGER STATED THAT PLANNING STAFF HAS NOT HAD THE TIME TO ADD THESE PROPERTIES TO THE INVENTORY AND WAS UNLIKELY TO BE ABLE TO DO SO FOR THE MAY MEETING. DAMKROGER NOTED THAT FROM AN ENVIRONMENTAL REVIEW PERSPECTIVE, LISTING ON THE INVNETORY DOES NOT MAKE A DIFFERENCE.

- g. Letter of Request for Cultural Resource Information Regarding the Santa Clara/Alum Rock Transit Project, San Jose.

COMMISSIONERS NOTED THAT THE IMPACTS FROM THIS PROJECT WILL ADD TO THE CUMMULATIVE HISTORIC RESOURCE IMPACTS ADDRESSED ABOVE AND THAT CUMULATIVE IMPACTS SHOULD BE ADDRESSED IN THE EIS/EIR

6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

- a. PROPOSED KB HOME DEL MONTE RESIDENTIAL PLANNED DEVELOPMENT ZONING PROJECT LOCATED ON THE NORTH SIDE OF AUZERAIS AVENUE, BETWEEN SUNOL STREET AND LOS GATOS CREEK/CITY COUNCIL POLICY ON THE PRESERVATION OF HISTORIC LANDMARKS
 - *ALEX. MARTHEWS/PAC SJ SUPPORTS THE PRESERVATION OF DEL MONTE PLANT NO. 3 AND AGREES WITH THE ASSESSMENTS REGARDING NATIONAL REGISTER ELIGIBILITY. MARTHEWS WOULD LIKE TO SEE THE BUILDNGS PRESERVED AND KB'S GOAL MET.*

- b. DISCUSSION AND COMMENT REGARDING THE Draft Downtown Historic Resource Design Guidelines
COMMISSIONERS DISCUSSED THE GUIDELINES. SPECIFICALLY, THEY SUGGESTED:

- *COORDINATING THE GRAPHICS OF THE DOWNTOWN DESIGN GUIDELINES AND THESE GUIDELINES*
- *COORDINATING HOW EACH SET OF GUIDELINES SHOULD BE USED*
- *A KEY PLAN OR OVERLAY FOR EACH SET OF GUIDELINES TO DIRECT THE READER TO THE APPLICABLE SET OF DESIGN GUIDELINES FOR THEIR PROJECT*
- *CONSIDER ADDING A PAGE AT THE FRONT OF EACH SET OF DESIGN GUIDELINES DIRECTING USERS TO THE APPROPRIATE GUIDELINES*
- *CROSS REFERENCE GUIDELINES*
- *INCLUDE A GLOSSARY IN THE BACK*
- *CONSISTENCY AMONG THE DIFFERENT GUIDELINES IS KEY*

JUDI HENDERSON STATED THAT THERE ARE TOO MANY DIFFERENT GUIDELINES AND HER CONCERN THAT DEVELOPERS WILL SELECT WHAT WORKS BEST FOR A PROJECT. HENDERSON ASKED HOW THE DIFFERENT GUIDELINES WORK TOGETHER AND WHAT TAKES PRECEDENCE? THE GUIDELINES SHOULD CODIFY KINDS OF APPROPRIATE ADDITIONS. ADDITIONS TO TOPS OF HISTORIC BUILDINGS DON'T WORK WELL.

ALEX MARTHEWS FROM PAC SJ WILL SUBMIT COMMENTS IN WRITING.

7. GOOD AND WELFARE

a. **Report from the Redevelopment Agency**

- Storm Property, 73-75 N. San Pedro
A DEVELOPMENT AGREEMENT IS IN PROCESS.
- CIM Project, 2nd and Santa Clara--Public Art Element
4/27 MEETING AT THE ARTS DEVELOPMENT CENTER, 19 N. 2ND ST., SUITE 102, 6:30 – 9PM
- Montgomery Hotel-- Status Report
OPENING IN JUNE. HP ADJUSTMENT PERMIT WILL BE REQUIRED FOR SCREENING OF ROOFTOP EQUIPMENT.

b. **Report from the Secretary**

- Status of Circulation of Environmental Review Documents—**None**
- California Preservation Conference, April 28 – May 1, 2004
- *City Council approved the Conservation Area Ordinance.*

c. **Report from the Subcommittees**

- Design Review
THE NEXT MEETING WILL BE HELD ON WED. APRIL 21ST.
- Coyote Valley Specific Plan and Habitat Conservation Plan Technical Advisory Committee
NO REPORT GIVEN.
- History San Jose Collections Committee Liaison
FALLON HOUSE CONDITION IS POOR CONDITION AND NEEDS SEVERAL HUNDRED THOUSAND DOLLARS WORTH OF WORK. .
PACETTA HOUSE WILL BECOME MUSEUM OF SANTA CLARA VALLEY PAINTING.
THE SILICON VALLEY HISTORY WEBSITE MADE ITS DEBUT:
WWW.SILICONVALLEYHISTORY.ORG

8. ADJOURNMENT

2004 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
April 21, 2004	12:00 p.m.	Design Review Meeting	Room 400
May 5, 2005	6:00 p.m.	Regular Meeting	Room 205
May 19, 2004	12:00 p.m.	Design Review Meeting	Room 400
June 2, 2004	6:00 p.m.	Regular Meeting	Room 205
July 21, 2004	12:00 p.m.	Design Review Meeting	Room 400
August 4, 2004	6:00 p.m.	Regular Meeting	Room 205
August 18, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 1, 2004	6:00 p.m.	Regular Meeting	Room 205
September 15, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 24, 2004	1:00 p.m.	Half-day Retreat	TBD
October 6, 2004	6:00 p.m.	Regular Meeting	Room 205
October 20, 2004	12:00 p.m.	Design Review Meeting	Room 400
November 3, 2004	6:00 p.m.	Regular Meeting	Room 205
November 17, 2004	12:00 p.m.	Design Review Meeting	Room 400
December 1, 2004	6:00 p.m.	Regular Meeting	Room 205

HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.ci.san-jose.ca.us/planning/sjplan/Hearings/hearings2003.htm>